



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, JULY 5, 2022
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated May 3, 2022

PUBLIC HEARING

1. **Petition #22-04:** The petitioner, Pharmacann, Inc, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 2080 West Orchard Road in North Aurora, Illinois.

NEW BUSINESS

1. **Petition #22-04:** The petitioner, Pharmacann, Inc, requests a Special Use to allow an Adult-Use Cannabis Dispensing Organization on the property located at 2080 West Orchard Road in North Aurora, Illinois.

OLD BUSINESS

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
May 3, 2022**

CALL TO ORDER

Commissioner Tom Lenkart called the meeting to order.

ROLL CALL

In attendance: Commissioners Aaron Anderson, Anna Tuohy, Scott Branson, Doug Botkin, Tom Lenkart and Mark Bozik.

Not in Attendance: Chairman Mike Brackett, Commissioners Alex Negro and Richard Newell

Staff in attendance: Village Administrator Steve Bosco and Community & Economic Development Director Mike Toth

Also in attendance: Kevin Drendel, Village Attorney

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated March 1, 2022

Motion for approval made by Commissioner Botkin and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

PUBLIC HEARING

- 1. Petition #22-03:** The petitioner, Phelan-JK/JB, Midwest, LLC, requests the following actions for the vacant properties generally located between Smoke Tree Plaza and Sullivan Road, east of Evergreen Drive in North Aurora, Illinois:
 - a) Map Amendment to establish the O-R-I Office, Research and Light Industrial Zoning District
 - b) Special Use - Planned Unit Development with deviations to the Zoning Ordinance
 - c) Preliminary Final Plat of Subdivision
 - d) Site Plan Approval

Commissioner Tom Lenkart called the public hearing to order.

Mike Toth introduced Petition #22-03 for the property located between Smoke Tree Plaza and Sullivan Road, east of Evergreen Drive. Toth mentioned tonight is the Plan Commission public hearing where the Plan Commission listens to the presented information, provides feedback and gives a recommendation to the Village Board. The petition is provided to the Village Board with any conditions from the Plan Commission. The Village Board would then discuss the petition, which could be multiple meetings, before a final consideration is voted on. The developer will give a presentation and provide background on the project. Then the Village will give their presentation of the staff report and explain the developer's request in more detail.

The petitioner, Jess Knigge (Midwest Partner for Phelan Development), presented the Park 88 Logistics Center project. Knigge shared the project location is south of Interstate 88 and west of Route 31. More specifically, the project is located with Sullivan Road to the south, Smoke Tree Plaza to the north, Evergreen Drive to the west and Cinemark Tinseltown to the east. Knigge said they are asking for an O-R-I map amendment, a special use planned unit development, site plan approval and preliminary final plat of subdivision. Knigge shared the project involves four different property sellers, which properties will help provide adequate access for Fairview Drive to Sullivan Road to the south and Smoke Tree Plaza to the north. The project consists of two office industrial warehouse facilities, which together total approximately 430,000 square feet. Knigge said the project is planned to be multi-tenant, but could be a single tenant. Building A has two unique customer storefronts with a planned third punch-out in the center if necessary. Building B is setup for four customer storefronts.

The site plan showed loading, truck traffic and tractor trailer storage all concentrated to the center of the site. Knigge said the south of the property abuts three residential lots. The closest building is 122 feet from residential property lines. Phelan plans on creating natural screening and mitigating sound from the neighboring residential uses with landscape buffers and 6 foot opaque fencing. There is also a stream along the north of the residential properties that provides a natural buffer. Stormwater management is located in the center of the site between the two rows of trailer parking with additional stormwater planned to the north near the north access drive. Building A's proposed elevation study was shown and included the materials, colors, and tints the building would use, which would cast a modern warehouse look. Knigge said it will utilize durable materials and the exterior of the building is easy to maintain as long the exterior is painted occasionally. Knigge mentioned they plan on using a local company out of Aurora for part of the project. Building B's elevation study is very similar to Building A's, but would have corner entries and two unique customer entries in the center. This would allow for future division of the building. Knigge said both buildings will be offered for lease.

Knigge mentioned a few projects, like the one presented tonight, have gone through this process before, but have had trouble with site access. This project would include picking up the 74 foot parcel adjacent to Sullivan Road, west of the dental office, to enhance site access and truck turning movements. Phelan is also planning to provide off-site roadway improvements to Sullivan Road to create an east bound turn lane into the site, which would help mitigate queuing coming out of the roundabout and help maintain the flow of traffic eastbound towards Route 31. Knigge mentioned they have spoken with the dental office and they are looking into allowing them to use the left turn lane into their site as well. This traffic mitigation measure is being looked into by the City of Aurora since they have jurisdiction over the road. Knigge mentioned the Village's current IGA with the City of Aurora regarding road jurisdictions mentions to mitigate the number of curb cuts on Sullivan Rd. Phelan is looking to help support that in the future and would provide an access easement on the private road to the dental office to the east as well as allow for an access easement for IBEW to their site to the west.

Mike Toth explained the entitlement process for the project which starts with a Plan Commission public hearing, then would go to the Committee of the Whole (COW) in which the entire Village Board discusses the petition. At the COW, the Village Board can formulate additional recommendations. Once those are determined an ordinance is drafted for final consideration and

voted on. Once a project is approved, the building permit and engineering review process begins, which involves Village staff and the Village's outside consultants. Toth mentioned there are four items for consideration tonight, which include a map amendment for the rezoning of the parcels to the Office Research and Industrial (O-R-I) zoning district, a special use for a planned unit development with deviations to the Zoning Ordinance, preliminary final plat of subdivision, and site plan approval.

Toth mentioned a map amendment is typically referred to as "rezoning." Toth showed a map of the current zoning of the parcels, which includes the zoning districts E-R - Estate Rural District, B-2 - General Business District and O-R - Office Research District. Phelan is proposing a change in zoning to O-R-I - Office Research Industrial District while maintaining the lot adjacent to Smoke Tree Plaza as B-2 commercial to ensure there is no industrial located or zoned directly on Smoke Tree Plaza except for the access drive. Toth explained the history of the property, which at one point was a nursery, but it has been vacant for quite some time. In 2013, the Zoning Ordinance had this area zoned as A - Agricultural District, but the A district was phased out of Zoning Ordinance and given the restrictive E-R district designation even though this area wasn't always zoned residential. Toth shared when looking to rezone a property, the Village will look at the Comprehensive Plan for guidance. In this case, the Comprehensive Plan designates the property as Office/Industrial. The Comprehensive Plan mentions this area in the Commercial/Industrial Areas Plan as well as the Illinois Route 31 South subarea plan, which calls for it to be mixed use industrial. Currently, Dart Container is zoned industrial and is located northwest of the site and IBEW is zoned O-R-I and is located southwest of the site.

Toth mentioned the petitioner is also pursuing a Special Use for a Planned Unit Development (PUD). The special use is required because it is a nonresidential property that exceeds two acres in size and a PUD triggers a special use in any zoning district. The use Phelan is pursuing is a permitted use in the O-R-I zoning district. Toth explained what a deviation is, how it relates to the Zoning Ordinance, and one deviation was found upon staff review. The one deviation was along Sullivan Road at the access point. The O-R-I District calls for the width of a property to be 150 feet while this area is only 114 feet wide. Toth said it is only an access point and will not accommodate any building area and that the same deviation was mentioned during the OPUS Valley Green Golf Course Development. Toth shared special uses are sometimes referred to conditional uses. There are 17 conditions mentioned in the staff report to help mitigate any impacts to surrounding area.

Toth shared another motion for approval is for the preliminary final plat of subdivision. It would establish two lots. Lot 1 would be 29 acres and is the majority of the development. Lot 2 is the piece carved out to maintain the B-2 District along Smoke Tree Plaza, which is 1.2 acres in area. There is an access easement as part of Lot 2, which allows for shared access into the B-2 site and will prevent another curb cut onto Smoke Tree Plaza should the parcel develop. Toth mentioned the total acreage of Lot 1 includes the vacation of Fairview Dr right of way. Currently Fairview Drive is a Village street, but since it would only benefit this development, Phelan is asking for it to become a private access drive and no longer be maintained by the Village.

Toth mentioned the final request is for site plan approval. Toth shared any development that is more than a two family dwelling requires site plan approval and it also aligns with a special use since there is a site plan submitted. The site plan shown tonight has many elements from previous

developers who have been interested in the area, but with the addition of added parcels at the access points. The plan would keep operation to the center of the site and it meets the Comprehensive Plan designation. The hotel area along Smoke Tree Plaza was a concern, but one of the land sellers is the hotel group and are willing to sell the property, which suggests they are okay with the project and use. Toth opened up the floor to any questions.

Tom Mihelic (building and business owner at 421 Sullivan Road), shared he bought his building/property last year on Sullivan Rd and remodeled the building to move a business in there. Mihelic shared how Sullivan Rd is a two lane road with no curbs and traffic in the evening is a challenge and hard to turn eastbound onto Sullivan so his workers go down to the roundabout and circle around it to get back to Route 31. Mihelic said he was fine with the use for the site, but would like to make sure that some agreement between City of Aurora, Village of North Aurora and the developer is in place to ensure the traffic is mitigated and/or the road will get improved to meet the demands. Toth mentioned as the talks with the City of Aurora continue, the Village can see if City of Aurora has a capital improvement plan in place for Sullivan Rd and to ensure the upgrades that are agreed on for this development are implemented in a timely manner. Toth said limiting the amount of curb cuts has been the main discussion so far, but staff can bring up more items such as traffic movement, signage, etc. the next time the Village staff meets with Aurora.

Commissioner Tom Lenkart closed the public hearing.

NEW BUSINESS

1. **Petition #22-03:** The petitioner, Phelan-JK/JB, Midwest, LLC, requests the following actions for the vacant properties generally located between Smoke Tree Plaza and Sullivan Road, east of Evergreen Drive in North Aurora, Illinois:
 - a) Map Amendment to establish the O-R-I Office, Research and Light Industrial Zoning District
 - b) Special Use - Planned Unit Development with deviations to the Zoning Ordinance
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 - d) Site Plan Approval

Commissioner Doug Botkin shared he liked the layout of the warehouse buildings with the operations located in the center to mitigate surrounding property owner impact.

Commissioner Mark Bozik asked if the City of Aurora has approved the concept for Sullivan Rd and if there are any considerations of a right hand turn lane going westbound on Sullivan Rd into the property. Toth mentioned a traffic study has been done and helped determine the geometrics and turn lanes for the project. Michael Werthmann (KLOA Principal Engineer) shared they are working with the City of Aurora and submitted updated plans a week ago. Werthmann mentioned a right turn lane is not warranted due to the traffic volume and there are other industrial sites on Sullivan Road that do not have dedicated right turn lanes into their sites and that there is not enough right of way to put in the right turn lane. Werthmann said the unique feature for this site is the proximity to the roundabout, which slows traffic down especially heading eastbound since vehicles are just starting to accelerate when coming out of the roundabout. Werthmann said the speed limit is 30 mph on Sullivan Rd and the road is a designated truck route.

Commissioner Bozik had a concern regarding how much daily truck traffic the site would generate and if it would back up traffic into the roundabout. Werthmann said the left turn lane would help alleviate truck traffic and that most warehouse developments don't generate a lot of truck traffic during peak hours. Commissioner Bozik asked based on the traffic study how much traffic will use the south access compared to the north access. Werthmann said the south side access will be for the larger trucks since the turn radius is more generous as compared to the north access entrance. Commissioner Bozik asked if signage should be added to direct truck drivers not familiar with the area to use a particular route and asked if Smoke Tree Plaza was built to hold the truck weight of semis. Toth said Smoke Tree Plaza was reconstructed around 2013 and was built to withstand heavier truck weight.

Commissioner Bozik asked what the overall height of the buildings were. Toth said Building A is 45 feet and Building B is 43 feet and that 50 feet is the maximum height allowed in the O-R-I District. Knigge said these height elevations are worst case scenario and Phelan hopes to shave off a few feet with the steel design. Commissioner Bozik asked why guardhouses were mentioned in the staff report and if there are any security issues. Toth said that provision is mentioned to allow traffic to flow freely into the site, which mitigates backups and truckers loitering around town. Knigge said since it's a multi-building and multi-tenant site they don't see any issues and any security would be done on site/closer to the buildings so there is no negative queuing. Commissioner Bozik asked about how the water service to the site will be accessed. Brian Johnson (Pinnacle Engineering Group) said water is available on Sullivan Road and Smoke Tree Plaza and the intention is to connect to both and loop both buildings to provide fire suppression to the site, which would allow interconnectivity and improve the water flow throughout the site. Commissioner Bozik asked if the water along Sullivan Road was the Village's or City of Aurora's. Steve Bosco shared it appears the Village has watermain north of Sullivan Rd. Village Attorney Kevin Drendel said there are reciprocal water agreements with the City of Aurora along the Village's borders.

Commissioner Scott Branson did not have any questions. He agreed that it was a good plan and a better approach than the proposed projects in the past for this area and was pleased the developers took into consideration the dental office and other adjacent property owners concerns.

Commissioner Aaron Andersen asked about the traffic study, referenced how the staff report mentioned the Village Board preferring truck traffic off Smoke Tree Plaza instead off Sullivan Road for past proposals and the current status of working with the City of Aurora regarding the roundabout. Knigge mentioned this project would include the parcel to the west of the dental site and would make the access go from 40 feet to 114 feet (74 feet of added access) compared to the previous developers only utilizing the 40 foot access road that currently exists. The KLOA traffic report mentioned the avoidance of queuing in the roundabout was a focal point and that is why the left turn lane into the site is being proposed. Knigge said they are still working with the City of Aurora on their approval process for Sullivan Road and will continue to work with North Aurora staff throughout the process. Knigge also shared trucks wanting to go westbound can turn left onto Smoke Tree Plaza, go over to Evergreen Drive and turn right onto Sullivan Road to avoid the roundabout. Werthmann said a good amount of truck traffic utilizes Evergreen Drive daily already. Werthmann mentioned during peak hours, about 5-8 trucks per hour is the estimate for the site, but during the day the site may have slightly higher truck traffic since truckers try to avoid rush hour traffic. Werthmann said the daily traffic amount, provided by the State, shows 13,400 west

of Route 31 and 11,700 vehicles east of Route 31, but a lot of the traffic in the area is driven by the hospital. Commissioner Andersen said his main concern is traffic flow on Sullivan Road, but the site plan is the best concept we have seen for this location.

Commissioner Anna Tuohy had a question regarding the stacking of trucks turning left into the site when headed eastbound. Toth said the distance appears to be about 220 feet from the roundabout. Werthmann said about 150 feet worth of stacking or two big semi-trucks would probably fit into the left turn lane, but a majority of the truck traffic would come from Route 31 westbound from the Interstate. Commissioner Tuohy asked about the property owners and if they had any concerns. Knigge said Fairview Dental is selling them the parcel to north of their current dental building, another property owner is selling the land west of Fairview Dental for the south access point and the Comfort Inn and Suites owners are selling them the property west of that site for the north access point. Toth said only one resident had called, which was located to the east and not adjacent to the property and was more curious about Sullivan Road and future maintenance instead of the use. Commissioner Tuohy mentioned she liked how the use aligned with the Comprehensive Plan.

Commissioner Tom Lenkart had a question about the height of the building since other places in the Village had some issues in the past with the height of their buildings. Toth said the height would be probably similar to the warehouses located on Orchard Gateway. Commissioner Lenkart asked if there was a landscape plan and would prefer the plan maximize the greenery on the property since it looks like there aren't a lot of trees on the lot lines. Knigge mentioned they have land banked 40 stalls on each of the buildings for possible future use, but it would be turf until the site warranted more parking. Toth shared adding trees to both site entrances to give a boulevard type feel was a suggestion staff made to the developer and it is incorporated into the landscape plan. Commissioner Bozik asked if stormwater was calculated with the land banked spaces as improved. Knigge said yes the future impervious were included in the stormwater calculations.

Commissioner Branson asked where the employees will enter the site. Knigge said they could enter either side of the property and have multiple exit points to head eastbound or westbound from the site. Commissioner Tom Lenkart asked to look into signage for the site to ensure the flow of traffic is not disrupted due to the truck traffic. Commissioner Lenkart also brought up concerns regarding idling, guardhouses, and what can be put in place after the fact to ensure any uses that come in don't congest the surrounding areas. Toth said local enforcement, private parking agreements, and working with on site management would probably be the best measures to combat idling, noise and any other concerns. Commissioner Bozik asked about the few residential properties along Sullivan Road and if the Comprehensive Plan calls for those to convert to at home offices. Toth said that is correct and some of the single family homes/parcels have already converted into office or commercial uses and that the site plan has a landscape buffer and a six foot solid opaque fence along the remaining residential properties. Commissioner Bozik asked if Aurora can deny access to the site since they have jurisdiction over the road. Knigge said they have been working with the City of Aurora early on and the geometrics shown in the plans come from those discussions and would need to satisfy both jurisdictions and their engineers.

Motion for approval of a map amendment to establish the O-R-I Office, Research and Light Industrial Zoning District was made by Commissioner Botkin and seconded by Commissioner

Bozik. Vote: Botkin – Yes, Bozik – Yes, Anderson – Yes, Tuohy – Yes, Branson – Yes, Lenkart – Yes. Motion approved.

Motion for approval of a Special Use for a Planned Unit Development Amendment with a deviation to the North Aurora Zoning Ordinance with staff's seventeen (17) conditions was made by Commissioner Bozik and seconded by Commissioner Botkin. Vote: Bozik – Yes, Botkin – Yes, Anderson – Yes, Tuohy – Yes, Branson – Yes, Lenkart – Yes. Motion approved.

Motion for approval of the Preliminary Final Plat of Subdivision was made by Commissioner Tuohy and seconded by Commissioner Anderson. Vote: Tuohy – Yes, Anderson – Yes, Botkin – Yes, Branson - Yes, Bozik – Yes, Lenkart – Yes. Motion approved. Motion approved.

Motion for Site Plan Approval was made by Commissioner Botkin and seconded by Commissioner Tuohy. Vote: Botkin – Yes, Tuohy – Yes, Anderson – Yes, Branson - Yes, Bozik – Yes, Lenkart – Yes. Motion approved.

Motion for approval for all the conditions as noted in the staff report was made by Commissioner Tuohy and seconded by Commissioner Andersen. Vote: Botkin – Yes, Tuohy – Yes, Anderson – Yes, Branson - Yes, Bozik – Yes, Lenkart – Yes. Motion approved.

OLD BUSINESS – None

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Toth shared the apartment complex discussed in March is still going through the review process since the annexation agreement and the PUD is being amended and involves various property owners. The project has gone through two COW meetings, which included a public hearing for the annexation agreement and now is expected to go to the Village Board for final consideration on May 16th. The Village Board was amicable to the Plan Commission's recommendations and were satisfied with the site plan. Commissioner Lenkart asked when they plan on breaking ground. Toth said they have been working on some engineering and stormwater, but would probably break ground in late summer. Commissioner Botkin asked about the project status of Casey's. Toth said Casey's is still in the building permit and engineering review process since their project share drive aisle obligations with the Parcel 6 project to the south. Both projects are working through the process and are still moving forward.

ADJOURNMENT

Motion to adjourn made by Commissioner Bozik and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

Respectfully Submitted,

Jessica Watkins
Village Clerk

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: July 5, 2022

Petition Number: 22-04

Petitioner: Pharmacann, Inc.

Request: Special use to allow an Adult-Use Cannabis Dispensing Organization

Location: 2080 West Orchard Road

Parcel Number: 15-06-126-013

Property Size: Approximately 0.59 acres

Current Zoning: B-2 General Business District Planned Unit Development

Contiguous Zoning: North – B-2 General Business District, South – F - Farming District (unincorporated Kane County), East – B-2 General Business District, West – B-2 General Business District

Comprehensive Plan Designation: Regional Commercial



BACKGROUND

On July 21, 2014, the Village Board approved Ordinance #14-07-21-01, which allows Medical Cannabis Dispensaries as a permitted use in all non-residential zoning districts and Medical Cannabis Cultivation Centers as a special use in the I-2 General Industrial District.

On October 21, 2019, the Village Board approved Ordinance #19-10-21-01, which allows for the sales of recreational cannabis in approved Adult-Use Cannabis Dispensing Organizations as a special use in all non-residential zoning districts and Adult-Use Cannabis Craft Grower Organization, Adult-Use Cannabis Infuser Organization, Adult-Use Cannabis Processing Organization, Adult-Use Cannabis Transporting Organization as special uses in the I-2 General Industrial District.

A Certificate of Occupancy was issued to PharmaCannis on November, 9, 2015 to allow them to sell medical cannabis at 161 S. Lincolnway. On December 2, 2019 the Village Board granted a special use to Pharmacann, LLC to allow them to operate an Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. Pharmacann (d.b.a. Verilife) began selling cannabis to the general public, as made legal by the Cannabis Regulation and Tax Act on January 1, 2020.

On January 4, 2021 the Village Board granted a special use to Pharmacann, Inc. to allow them to expand their Adult-Use Cannabis Dispensing Organization at 161 S. Lincolnway. Staff notes their facility at 161 S. Lincolnway facility was never expanded.

PROPOSAL

PharmaCann, Inc. is now petitioning to relocate its existing medical and adult-use cannabis dispensing organization to 2080 West Orchard Road. The proposed use would be located within a 4,250 square foot, one-story building in the Orchard Commons Planned Unit Development. Staff notes the building was approved as part of a 2021 PUD amendment and has not yet been constructed.

The petitioner is proposing to sell cannabis to the general public, as made legal by the Cannabis Regulation and Tax Act, and continue medical cannabis sales. The Zoning Ordinance defines *Adult-Use Cannabis Dispensing Organization* as follows:

Adult-Use Cannabis Dispensing Organization. A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Hours of Operation

The anticipated hours of operation for the dispensary would be 9:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 7:00 p.m. on Sundays.

Parking

There is no specific parking requirement for Adult-Use Cannabis Dispensing Organizations; as such, it is classified as a general retail goods establishment, which requires four (4) off-street parking spaces per 1,000 square foot gross floor area. With 4,250 total square feet of area, the proposed use would require seventeen (17) parking spaces. The subject property would provide a total of twenty-four (24) parking spaces.

Use standards regulating Adult-Use Cannabis Dispensing Organizations were also added to the Zoning Ordinance when the Village Board approved Ordinance #19-10-21-01. The following information includes each of the use standards and their applicability to the proposed petition:

G. Adult-Use Cannabis.

- 1. Purpose and Applicability. It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.*

The proposed facility shall be required to comply with the Compassionate Use of Medical Cannabis Program Act and the Cannabis Regulation and Tax Act.

2. *There shall be a maximum of two (2) Adult-Use Cannabis Dispensing Organizations located in the Village of North Aurora.*

The petitioner is the only Adult-Use Cannabis Dispensing Organization located in the Village of North Aurora at this time. The petitioner has indicated they would be relocating their facility to the subject property. According to the petitioner, their license will only allow them to operate one facility.

3. *Adult-Use Cannabis Dispensing Organizations shall be located a minimum of 1,000 feet from the property line of any school grounds, public playground, public recreation center, child care center, public park, public library, or game arcade to which admission is not restricted to persons 21 years of age or older located in the Village of North Aurora.*

Staff has included a buffer map, dated June 22, 2022, which illustrates the 1,000 foot buffer from the property line of any school grounds, public playground, public recreation center, child care center, public park, public library, or game arcade. The subject property is not located within 1,000 feet of any of the aforementioned uses.

4. *On-site consumption of cannabis shall be prohibited.*

On-site consumption of cannabis would be prohibited.

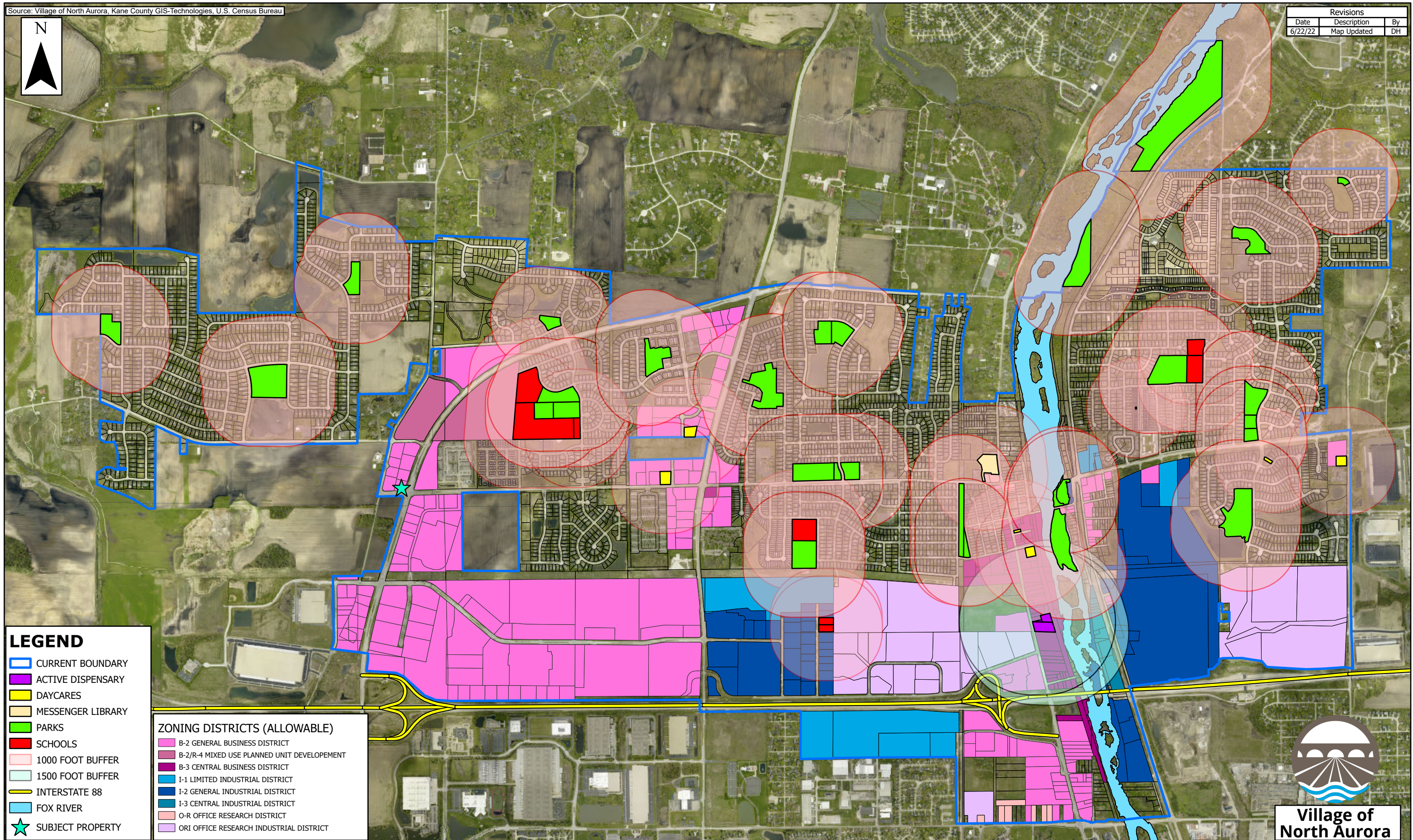
5. *Adult-Use Cannabis Dispensing Organizations shall be located a minimum of 1,500 feet from the property line of any pre-existing Adult-Use Cannabis Dispensing Organization located in the Village of North Aurora.*

There would only be one Adult-Use Cannabis Dispensing Organization if the petitioner were to relocate their operations. The subject property is greater than 1,500 feet from the property line of their existing facility.

RECOMMENDATIONS

Staff finds that the information presented meets the Standards for Specials Uses as submitted by the petitioner and the Use Standards regulating Adult-Use Cannabis Dispensing Organizations as set forth in the Zoning Ordinance. Based on the above considerations, staff recommends approval of Petition #22-04.

Buffers for Recreational Cannabis Dispensaries



APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO: 22-04

FILENAME: Pharmacann, Inc Special Use

DATE STAMP: 6-6-22

I. APPLICANT AND OWNER DATA

Name of Applicant Pharmacann, Inc

Applicant Address 190 South LaSalle Street, Suite 2950, Chicago, Illinois 60603

Applicant Telephone # 312-543-3164

Email Address Karen.Eltz@PharmaCann.com

Property Owner(s) Orchard Commons North Aurora LLC

Owner Address 226 N. Morgan Street, Suite 300 Chicago, IL 60607

Owner Telephone # Christopher Ileakis (312)985-0980

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 2080 West Orchard, North Aurora
(indicate location if no common address)

Legal Description: see attached

Parcel Size 25,918 s.f.

Present Use Vacant
(business, manufacturing, residential, etc.)

Present Zoning District B2 - General Business District
(Zoning Ordinance Classification)

III. PROPOSED SPECIAL USE

Proposed Special Use Medical and Adult-Use Cannabis Dispensing Organization
(Zoning Ordinance Classification)

Code Section that authorizes Special Use Title 17.8.2

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? No

If so, when? _____ to what district? _____

Describe briefly the type of use and improvement proposed _____

The applicant seeks to relocate its existing medical and adult use cannabis dispensary to the subject property.

The proposed use will be located within a 4,250 s.f. 1-story new construction building with 24 parking spaces.

What are the existing uses of property within the general area of the Property in question? _____

Uses of existing property in the area are vacant land, commercial and retail uses, and residential developments.

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) _____

Based on the applicant's experience in North Aurora, there is a need and demand for an adult use cannabis dispensary. The proposed location is well suited for cannabis operations as it is in close proximity to other commercial/retail uses with similar operating hours.

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

1. The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.
2. The proposed special use is deemed necessary for the public convenience at that location.
3. The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.
4. The proposed use is in conformance with the goals and policies of the Comprehensive Plan, and all Village codes and regulations.

5. The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.
6. The proposed special use will not significantly diminish the safety, use, enjoyment, and value of other property in the neighborhood in which it is located.
7. The proposed special use is compatible with development on adjacent or neighboring property.
8. The proposed special use minimizes potentially dangerous traffic movements, and provides adequate and safe access to the site.
9. The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of this Ordinance.
10. The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessary facilities.
11. The proposed special use conforms with the requirements of this Ordinance and other applicable regulations.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:

1. Introduction Letter. Please include information relevant to the proposed use of the property and business operations (hours of operation, number of employees, etc.).
2. Legal Description of the subject property(s).
3. Illinois Land Surveyor's plat of survey.
4. Site Plan illustrating all existing and proposed improvements.
5. Statement and supporting data regarding Standards for Special Uses (above).
6. Filing fee in the amount of \$300.00, if paid by check make payable to the Village of North Aurora.
7. Specified escrow deposit (\$4,000 minimum). May be included with filing fee. Remaining funds refundable upon project completion.
8. Visit the Illinois Department of Natural Resources' website www.dnr.state.il.us and initiate a consultation using DNR's [EcoCat](#) online application.
9. Visit the Kane DuPage Soil and Water Conservation District's website www.kanedupageswcd.org for a Land Use Opinion Application

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending United States mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

DocuSigned by:



FDBB1FE391C040A...

Applicant or Authorized Agent

6/2/2022

Date



Owner



Date

Narrative for Special Use Application
2080 West Orchard Rd, North Aurora
Applicant: PharmaCann, Inc

Pharmacann, Inc., d/b/a Verilife (the "Applicant"), seeks a special-use permit for an adult-use cannabis dispensing organization at 2080 W. Orchard Rd in order to relocate its existing medical and adult-use cannabis dispensary. The Applicant would relocate from its current North Aurora cannabis dispensary located at 161 South Lincolnway, Suite 302.

The Applicant has been operating a medical cannabis dispensary under its Verilife brand in North Aurora since 2016. In 2019, the Village of North Aurora approved a special use permit for the Applicant to begin adult-use sales at its existing location. Since January 1, 2020, when the state authorized adult-use cannabis sales to customers 21 and over, Verilife North Aurora has been serving both medical patients and adult-use consumers.

The proposed site is an approximate half-acre parcel located at the northwest corner of Oak Street and Orchard Road. The proposed location is a one-story, single-tenant building consisting of approximately 4,250 square feet, and will be constructed for the proposed dispensary. The site will have approximately twenty-four (24) dedicated parking spaces.

The dispensary will contain an approximate 1,550 square foot sales floor area, with approximately twelve point-of-sale stations. The sales floor area will be accessed through a single entry at the northwest corner of the building, while a separate egress door will be available at the southwest corner of the site. The processing areas, office, employee break room/lockers, secured vault/night storage area and other back-office uses will not be accessible to the public. These areas of the facility are restricted by a security-monitored access control system, requiring our credentialed and background-checked employees to enter security codes and swipe their agent cards to enter, and logging a time stamp of each dispensary agent's entry into the restricted access areas of the facility. The restricted access area is intentionally separated from the sales floor, and cannot be viewed from the sales floor or entrance areas.

Carrying over our established practice of strong and open communication with local North Aurora officials, our dispensary premises and high-definition surveillance footage will always remain available to North Aurora law enforcement members upon request. We are always open to offering tours for local officials upon request as well.

Hours of operation for the dispensary are 9 AM to 9 PM Monday through Saturday and 9 AM to 7 PM on Sundays. The dispensary will employ approximately 25 to 30 workers, including management staff, customer service, and inventory control specialists. Our Verilife retail employees are provided living-wage compensation and comprehensive benefit packages, including healthcare, vision, dental, 401K savings options, and discretionary bonuses. We seek to hire locally from the North Aurora community.

In accordance with our past security operations and state regulation, our proposed dispensary facility will be closely monitored by a 24/7 internal surveillance monitoring system during operational and non-operational hours, covering the entirety of the internal facility and perimeter. The surveillance system is remotely accessible to our state regulators and state police inspectors at all hours. An alarm and motion sensor system are activated during non-operational hours, and panic and duress alarms are readily available to our employees in the event of an emergency within the facility. On-site security will be provided by Metro One during operational hours, seven

days per week, with a third-party security agent monitoring the facility and its perimeter in accordance with State of Illinois law. As patrons approach the dispensary, Metro One security agents ensure that they have a valid reservation or are seeking to confer with a customer service associate to place an order, and upon entrance into the public access area, an electronically scanned age and identification verification takes place, including medical card check if applicable.

To prevent lines or congestion around the premises, customers and patients are encouraged to place their orders online. Reservations can be booked 48 hours in advance of their scheduled pickup, helping create a streamlined transactional process and customer throughput. The online ordering system functions similarly to a Starbucks mobile ordering process, allowing patients and customers upon age or credential verification to conduct their transactions in approximately 90 seconds. Additionally, our new proposed dispensary will be designed to handle a significant increase in customer throughput during peak hours, with approximately twelve (12) point-of-sale stations as opposed to four (4) at our current site. The revamped internal design to allow us to handle expanded throughput, ensuring we minimize disruption and act as good neighbors and business members, is one of the primary drivers of our relocation application.

Secure, discrete deliveries to the dispensary follow strict guidelines as set forth by the State of Illinois. Deliveries are made only into the restricted access area which is not accessible to the public and are monitored by GPS while in transit, and constant video surveillance upon arrival at the dispensary. The vehicle GPS and video monitoring are remotely accessible in real time to state police and state regulators. Delivery times are intentionally randomized, and known only to the agent-in-charge and security personnel who monitor the entirety of the delivery process to ensure a safe transfer into the secured vault. Deliveries arrive in small utility vehicles that are unmarked, and will have two delivery agents present for every delivery.

Upon delivery into the vault, our inventory control and management team inspect the delivery manifest to ensure all products are accounted for, and matches the delivery manifest prepared at the cultivation site. The delivered products are then immediately entered into the state's electronic "seed-to-sale" inventory tracking system, which remains accessible at all times to state regulators and state police.

PharmaCann Inc.

2080 West Orchard, North Aurora

Special Use Application - Recreational Cannabis Dispensary

- 1) The proposed special use is, in fact, a special use authorized in the zoning district in which the property is located.**

The proposed site is in the B2 – General Business District, which permits Recreational Cannabis Dispensaries as a special use.

- 2) The proposed special use is deemed necessary for the public convenience at that location.**

The proposed special use is deemed necessary for the public convenience. The applicant has operated a medical and adult use dispensary in North Aurora since January 1, 2020. Demand for the applicant's products is strong and generates increased tax revenues into the Village. This particular location is well-suited to accommodate this use due to the commercial nature of the area.

- 3) The proposed special use does not create excessive additional impacts at public expense for public facilities and services, and will be beneficial to the economic welfare of the community.**

The proposed special use does not create excessive additional impacts at the public expense. The applicant is an experienced operator. The dispensary will be operated in a manner that meets or exceeds State of Illinois regulations as to security, deliveries and space plan. As set forth in the narrative, the applicant utilizes an online reservation system which allows the applicant to manage the flow of customers the dispensary. Ample parking is provided on-site for the dispensary customers and employees.

This use will be beneficial to the economic welfare of the community as sales of cannabis for adult use can be taxed beyond general sales taxes for the benefit of the municipality, generating additional revenue for the municipality.

- 4) The proposed use is in conformance with the goals and policies of the Comprehensive Plan and all Village codes and regulations.**

The proposed special use will help to further enhance a vibrant and unique commercial use consistent with the goals of the Comprehensive Plan which calls for this area to be developed for Regional Commercial Uses, which are defined as uses including retail, restaurant and service uses to serve North Aurora and surrounding communities. The site is within the West Gateway Subarea Plan which calls for smaller scale commercial uses at this particular location.

The proposed dispensary will specifically address the Village's objective to develop this area with smaller-scale retail uses.

The proposed use will be operated in accordance with all Village codes and regulations.

- 5) The proposed special use will be designed, located, operated, and maintained so as to be harmonious and compatible in use and appearance with the existing or intended character of the general vicinity.**

The proposed dispensary will be located in a new building being constructed for the applicant, following the necessary approvals. The dispensary is designed to be operated in a manner that is harmonious and compatible in use and appearance with the surrounding uses. The construction of a new, high-quality retail building will enhance the character of the area as a whole.

- 6) The proposed special use will not significantly diminish the safety, use, enjoyment and value of the property in the neighborhood in which it is located.**

The proposed special use will not significantly diminish the safety, use, enjoyment and value of the property in the neighborhood. The applicant is an experienced operator with a proven track record in North Aurora. Consistent with State of Illinois requirements, the operator will have a robust safety and security plan to ensure no diminution in safety for the neighborhood. Furthermore, the reservation system allows the applicant to control the number of customers at any given time.

- 7) The proposed special use is compatible with development on adjacent or neighboring property.**

The proposed special use is compatible with development on adjacent or neighboring property. The area consists of commercial and retail uses.

- 8) The proposed special use minimizes potentially dangerous traffic movements, and provides adequate safe access to the site.**

The proposed dispensary will be in a single-use building with dedicated parking. Access to the site will be from Oak Street or Orchard Rd through access points intended to serve the entire commercial development. The parking area is designed to promote traffic and pedestrian safety and to minimize potentially dangerous traffic movements.

- 9) The proposed special use provides the required number of parking spaces and maintains parking areas, in accordance with the requirements of the Ordinance.**

The dispensary location will provide 25 parking spaces, exceeding what is required by village ordinance. The parking areas will be landscaped.

- 10) The proposed special use is served by adequate utilities, drainage, road access, public safety, and other necessities.**

The proposed special use will be adequately served by adequate utilities, drainage, road access, public safety and other necessities, in the same way that the existing use is served at this location.

- 11) The proposed special use conforms with the requirements of this ordinance and other applicable regulations.**

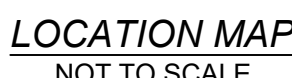
The proposed site is in the B2 – General Business District, which permits Recreational Cannabis Dispensaries as a special use. The existing site otherwise complies with the requirements of the zoning ordinance and other applicable regulations.

LEGAL DESCRIPTION

LOT 1 THE FINAL PLAT OF SUBDIVISION OF ORCHARD ACRES ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT NUMBER 2022K003036, IN KANE COUNTY, ILLINOIS, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN THE FINAL PLAT OF ORCHARD COMMONS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED AUGUST 6, 2007 AS DOCUMENT 2007K081978, IN KANE COUNTY, ILLINOIS.

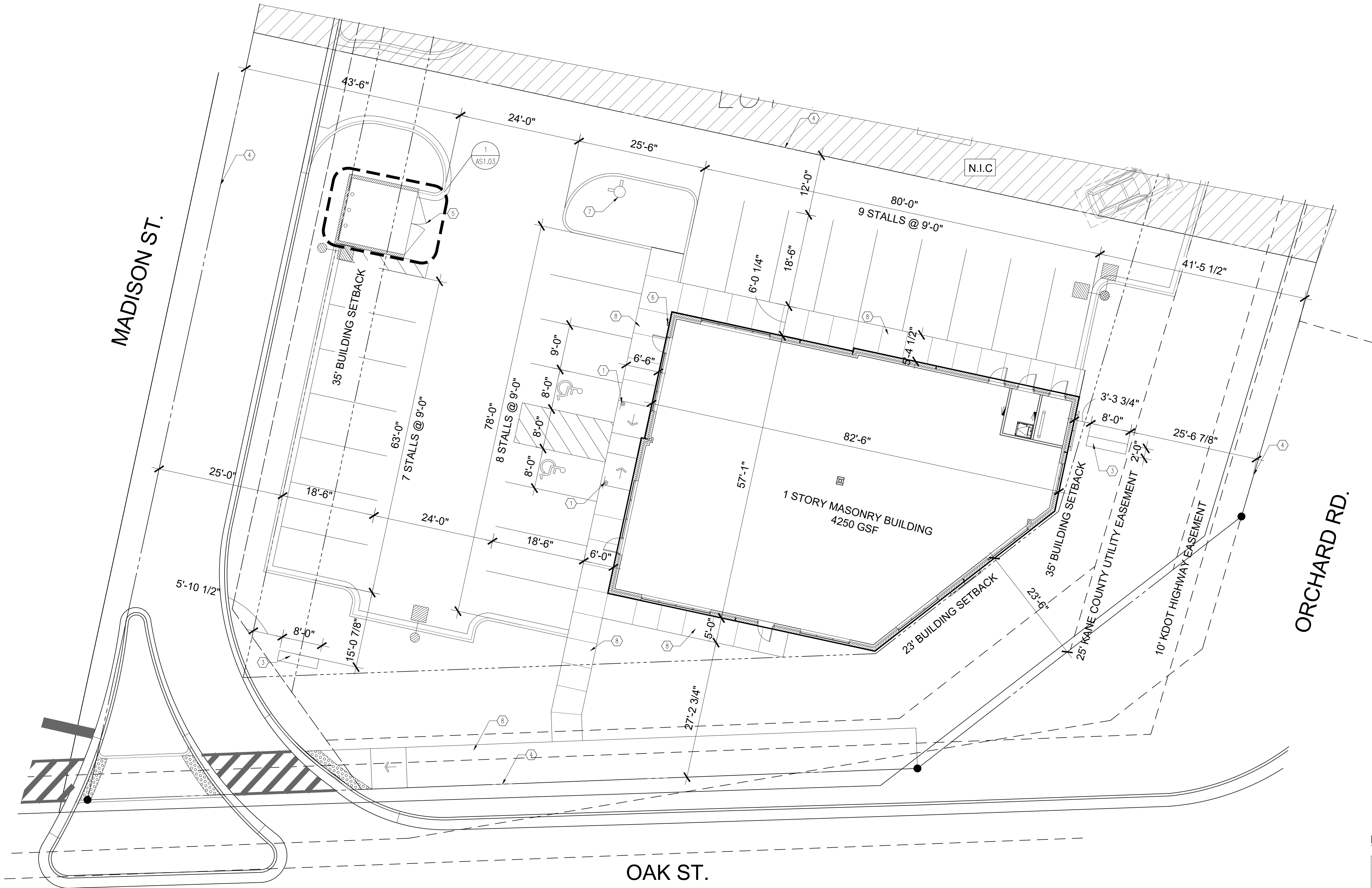
LEGAL DESCRIPTION

NON-EXCLUSIVE, PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER LOTS 1, 2 AND 4 IN ORCHARD ACRES SUBDIVISION FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS OVER DRIVEWAYS AS DEFINED, SET FORTH AND CONTAINED IN DECLARATION OF RECIPROCAL ACCESS EASEMENT AND USE RESTRICTIONS RECORDED JANUARY 24, 2022 AS DOCUMENT NUMBER 2022K004638, IN KANE COUNTY ILLINOIS.



P.U.E. PUBLIC UTILITY EASEMENT
P & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
FGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
P OR SIP FOUND OR SET IRON PIPE
OR SIR FOUND OR SET IRON ROD
OR SCN FOUND OR SET CROSS NOTCH
OR SPK FOUND OR SET MAGNETIC P.K. NAIL

PROJECT NUMBER: 210128	DRAWN BY: RWH DATE: 3/8/2022
SCALE: 1" = 30'	CHECKED BY: RPD DATE: 3/8/2022
ORDERED BY: OSVALDO PASTRANA	FIELD WORK COMPLETED DATE: 3/3/2022
PROPERTY ADDRESS: 2060 ORCHARD ROAD NORTH AURORA, IL	



- GENERAL NOTES:
- A. SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWING FOR DEMOLITION, NEW PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
 - B. SEE AS1.03 FOR ADDITIONAL SITE DETAILS.
 - C. VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY LINES. EXCAVATE WITH CARE.
 - D. INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
 - E. PROTECT ADJACENT SITE TO REMAIN AND REPAIR ANY SITE WORK DAMAGED BY CONSTRUCTION.
 - F. PROVIDE KNOX BOX ON REAR OF PROPERTY, PER FIRE DEPARTMENT REQUIREMENTS.
 - G. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE SIGNAGE REQUIREMENTS.
 - H. CLEAN LOT AFTER SITE WORK AND AFTER CONSTRUCTION COMPLETION.
 - I. PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED.
 - J. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING AND CURBS AS REQUIRED BY MFGR SPECS, OR 30FT SPACING WHICHEVER IS LESS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION AND DETAILS.

- KEY NOTES:
- 1. ADA PARKING SIGN, REFER TO CIVIL.
 - 2. LIGHT POLES, REFER TO PHOTOMETRIC SHEETS.
 - 3. PROPOSED MONUMENT SIGN. REFER TO AS1.04.
 - 4. PROPERTY LINE.
 - 5. TRASH ENCLOSURE, REFER TO AS1.03.
 - 6. NEW FIRE DEPARTMENT CONNECTION.
 - 7. NEW FIRE HYDRANT REFER TO CIVIL PLANS
 - 8. NEW CONCRETE SIDEWALK.

LEGEND:

	NEW CONCRETE
--	--------------

1 SITE PLAN
SCALE: 3/32"=1'-0"
0 2 4 10 20'

NOTE: SITE PLAN SHOWN FOR REFERENCE ONLY AND TO BE PERMITTED UNDER SEPARATE REVIEW.



EXP.
11/30/2022

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.
Vequity
226 N Morgan Street
Suite 300
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312-985-0987
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PROJECT TEAM:
ILEKIS
architects + planners
ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA
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NOTE:

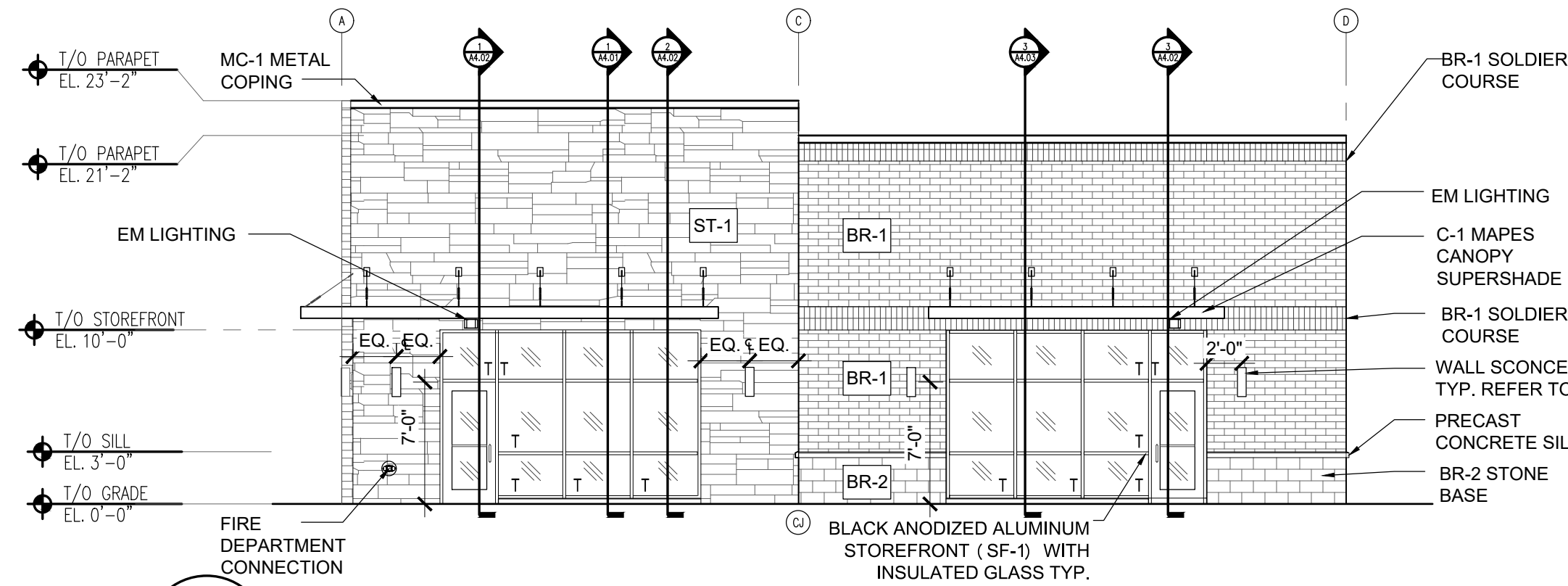
PROJECT # 2014-21
LOT-1 BUILDING
2080 W ORCHARD RD
NORTH AURORA IL 60542

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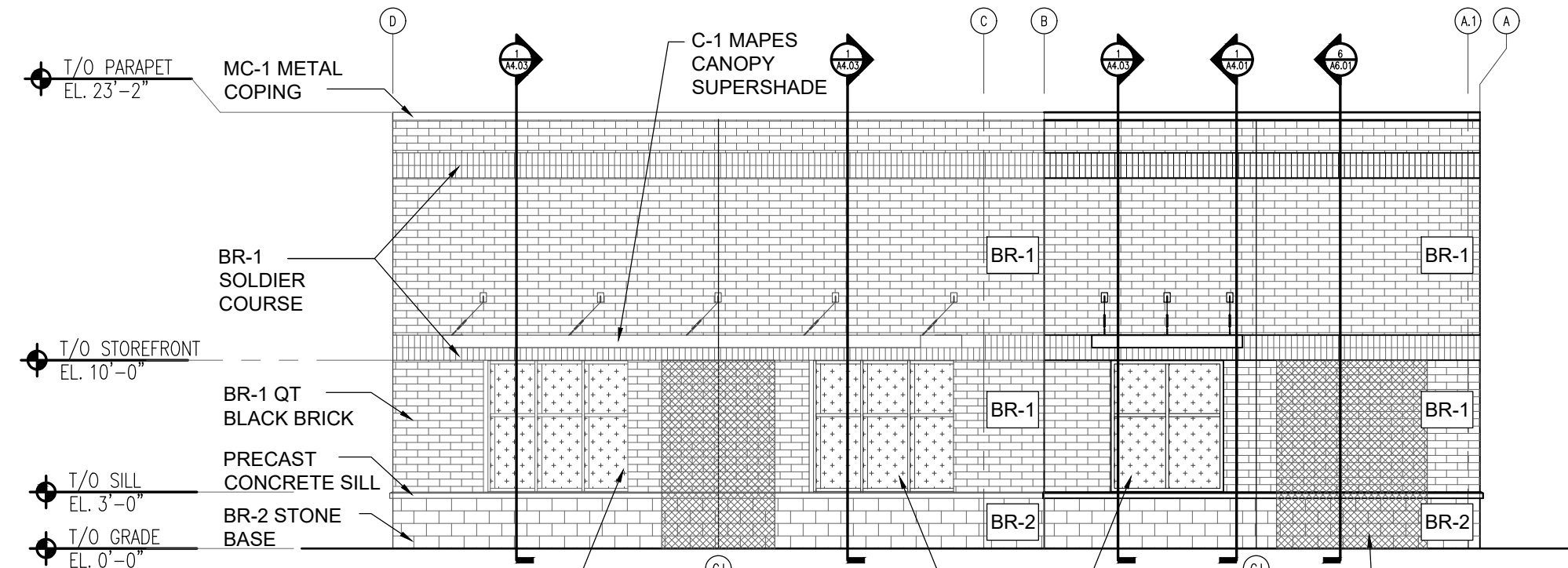
DATE:	ISSUED FOR:
03/09/22	ISSUED PER FOX METRO
01/03/22	ISSUED FOR PERMIT

SITE PLAN

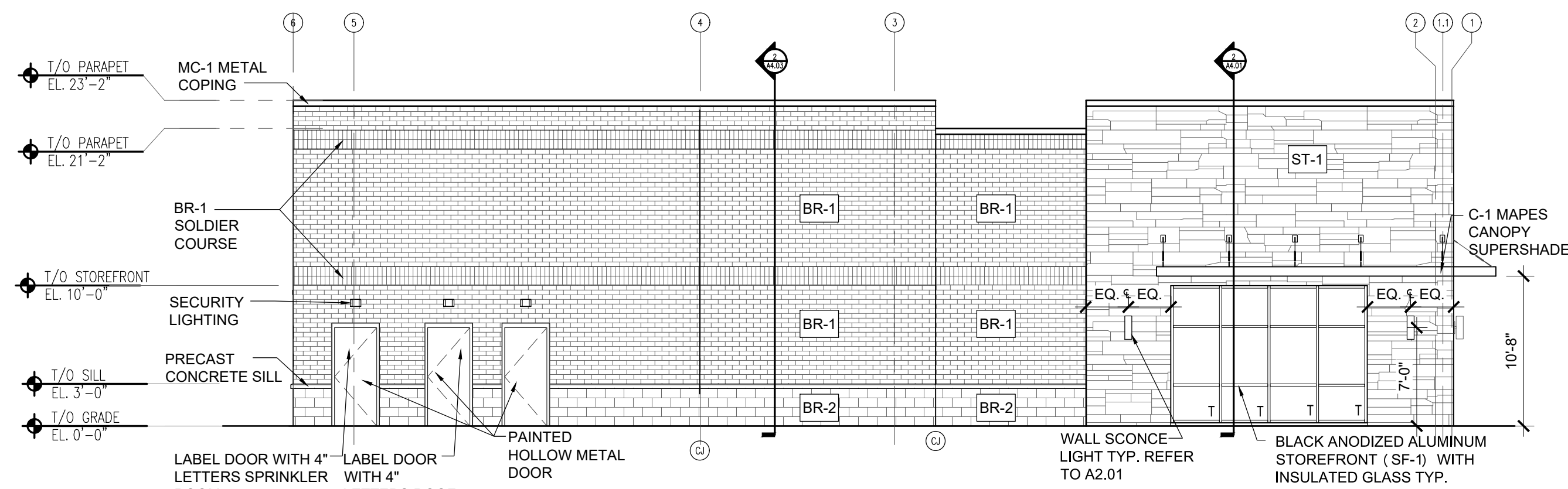
AS1.02



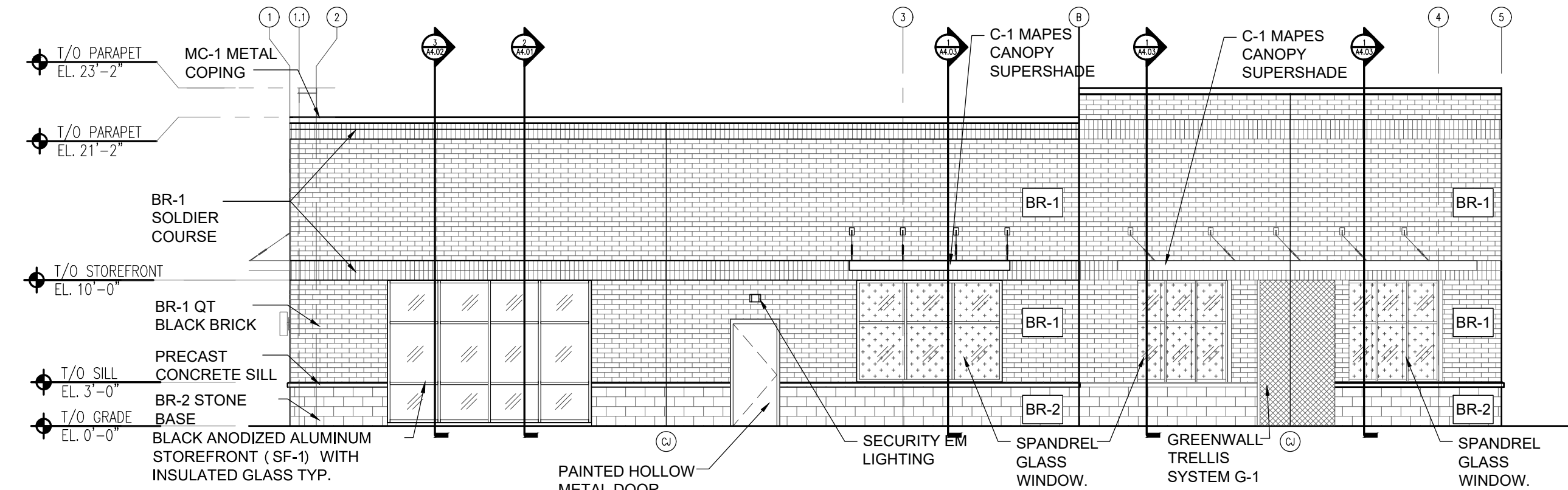
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



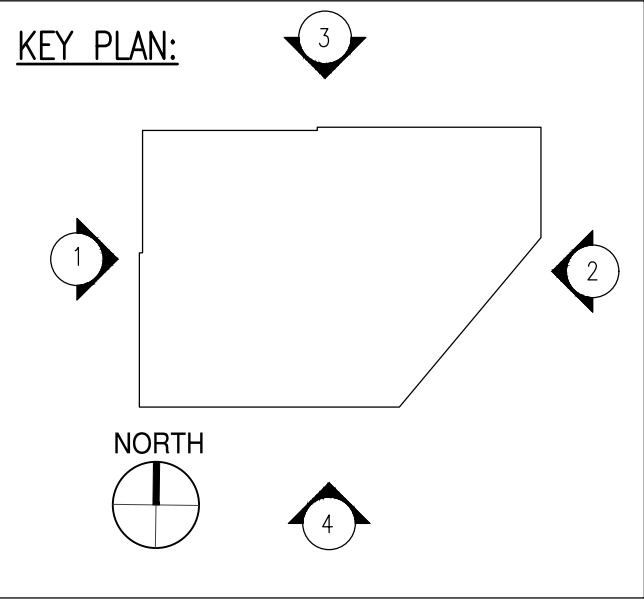
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 COLOR RENDER
SCALE: NTS



MATERIAL SCHEDULE					
SYMBOL	LEGEND	MATERIAL	COLOR	MANUFACTURER	TYPE
BR-1		BRICK	QT BLACK	HARVARD BRIK-RAIN BLOCK-BY NORTHFIELD AN OLDCASTLE COMPANY (OR APPROVED EQUAL)	4"x8"x16"-SMOOTH FACE & MONOTONE PALLETTE
		MORTAR	SOLOMON COLORS: TBD	BMI OR APPROVED EQUAL	950 TYPE S /W WATER REPELLENT
		CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
		METAL COPING	COLOR: MATTE BLACK	PAC-CLAD PETERSEN	
BR-2		STRUCTURAL BRICK	TRADITIONAL LIMESTONE	CORDOVA STONE-RAIN BLOCK-ARTISAN SERIES-RAIN BLOCK-BY OLDCASTLE (OR APPROVED EQUAL)	8"x8"x24"-SMOOTH FACE POLISHED FINISH
		MORTAR	SOLOMON COLORS: TBD	BMI OR APPROVED EQUAL	950 TYPE S /W WATER REPELLENT
		CONTROL JOINT SEALANT	COLOR: WHITE	DOW CORNING	DOW CORNING 790
ST-1		STONE VENEER	SILVER SHORE SCULPTED ASHLAR	CULTURE STONE	STONE VEER TO BE GROUTED. GROUT TO MATCH STONE VENEER.
		MORTAR	SOLOMON COLORS: TBD	BMI OR APPROVED EQUAL	950 TYPE S /W WATER REPELLENT
		CONTROL JOINT SEALANT	COLOR: MATCH STONE	DOW CORNING	DOW CORNING 790
		WALL SCONCE	TEXTURED ARCHITECTURAL BLACK	LITHONIA LIGHTING	11251BKT30 LED OUTDOOR UP& DOWN LANTERN - BKT 12"H X 5"W X 6 1/2"H MOUNTING HEIGHT: 7'-0" O.C. AFF
		EMERGENCY LIGHT	BLACK	NORA LIGHTING	OUTDOOR SLIM LED EMERGENCY LIGHT WITH PHOTOSENSOR
SF-1		STOREFRONT	BLACK ANODIZED		BLACK ANODIZED STOREFRONT WITH 1" INSULATED GLASS
MTL-1		METAL DOORS AND FRAME	BLACK 2132-10	BENJAMIN MOORE	
C-1		METAL CANOPY	BLACK ANODIZED	SUPERSHADE BY MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL	OPEN CANOPIES. SEE ROOF PLAN
G-1		GREEN SCREEN	BLACK	GREENSCREEN	GREEN SCREEN TRELLIS SYSTEM FOR GREENSCREEN.COM



NOTE: COORDINATE FINAL LOCATION OF KNOX BOX WITH FIRE DEPARTMENT

NOTE: SIGNAGE UNDER SEPARATE PERMIT

FINISH LEGEND:

- LIGHT SCONCE, SEE A2.01 AND ELECTRICAL SHEETS
- T = TEMPERED GLAZING
- SPANDREL GLASS
- GREEN SCREEN

GENERAL NOTES:
1. SEE DRAWINGS A4.01, A4.02 AND A4.03, FOR SPECIFICATIONS REGARDING THE EXTERIOR FACADE MATERIALS.
2. ANY PRODUCTS PROPOSED FOR SUBSTITUTION ARE TO BE SELECTED BASED UPON AVAILABILITY AND ARE REQUIRED TO MATCH APPROVED MATERIALS IN COLOR, FINISH AND QUALITY. CONSULT ARCHITECT AND SUBMIT SAMPLES FOR ANY AND ALL SUBSTITUTIONS.
3. SEE WINDOW SCHEDULE FOR NOTE REGARDING TEMPERED GLASS.
4. SUBMIT SAMPLES FOR ALL EXTERIOR MATERIALS AND COLORS.
5. GC TO PROVIDE J BOX FOR ALL SIGNAGE

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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226 N Morgan Street
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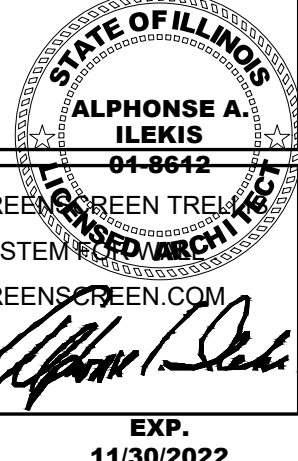
NOTE:

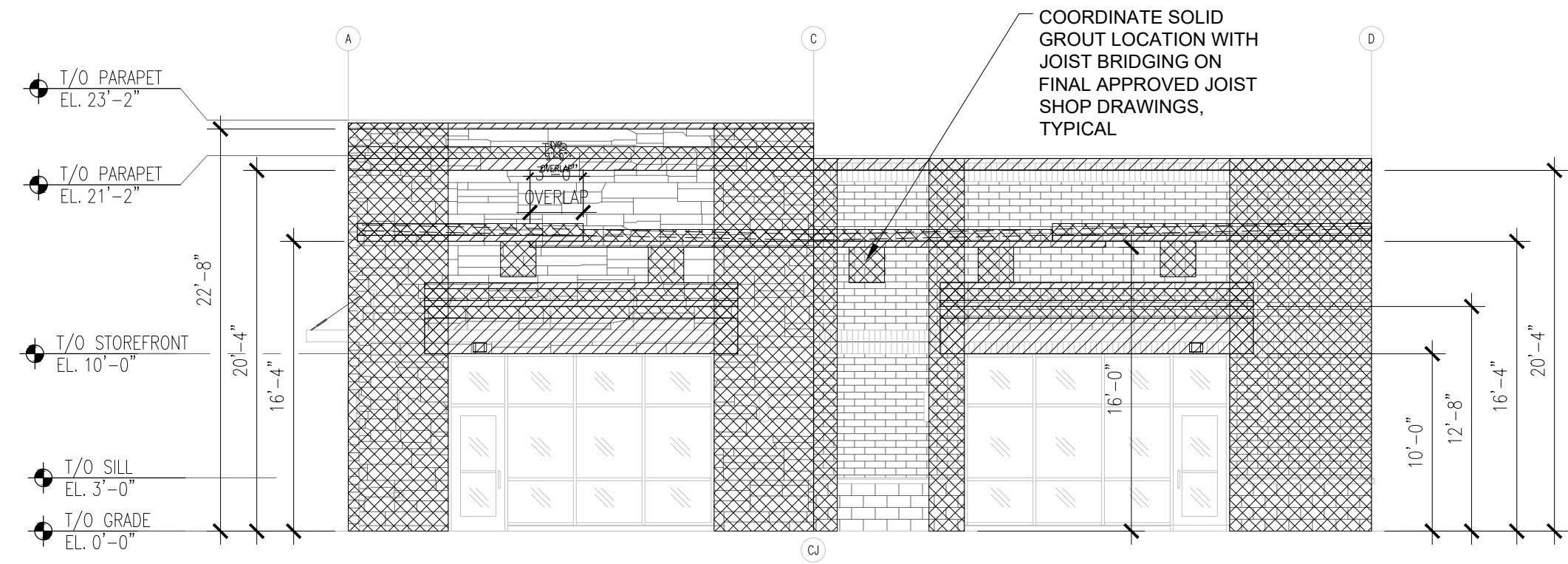
PROJECT # 2014-21
LOT-1 BUILDING
2080 W ORCHARD RD
NORTH AURORA IL 60542

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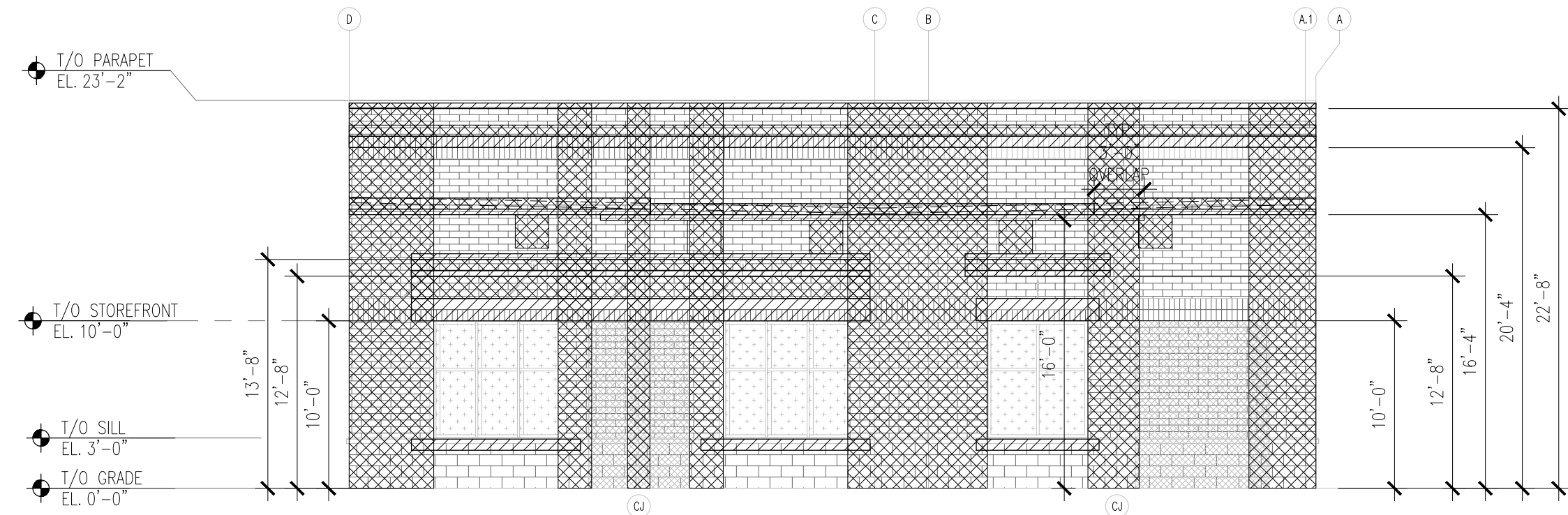
DATE:	ISSUED FOR:
03/09/22	ISSUED PER FOX METRO
01/03/22	ISSUED FOR PERMIT

EXTERIOR COLOR
ELEVATIONS
BUILDING-1
A3.01

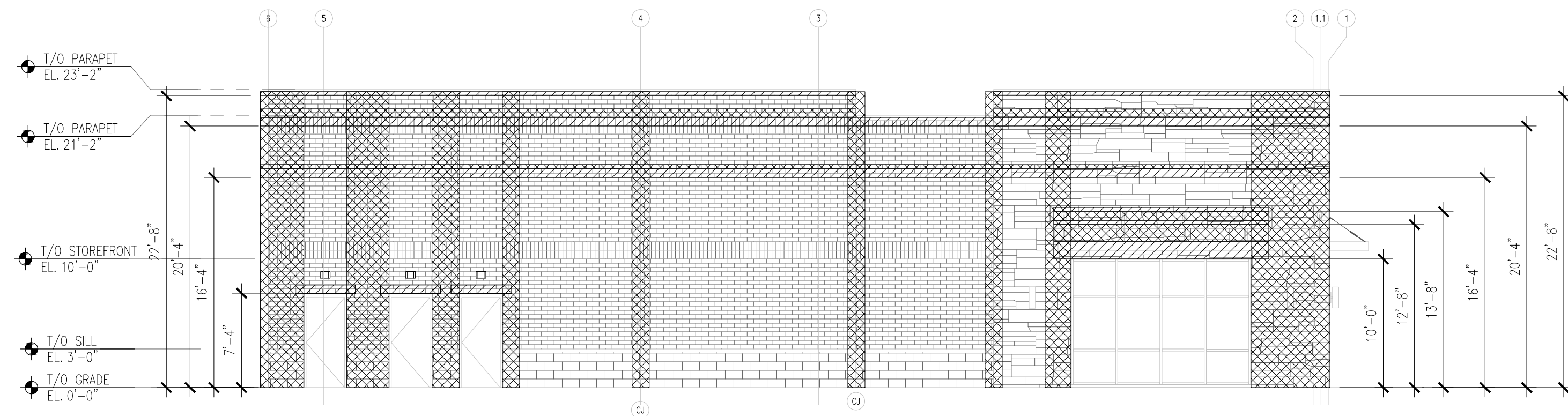




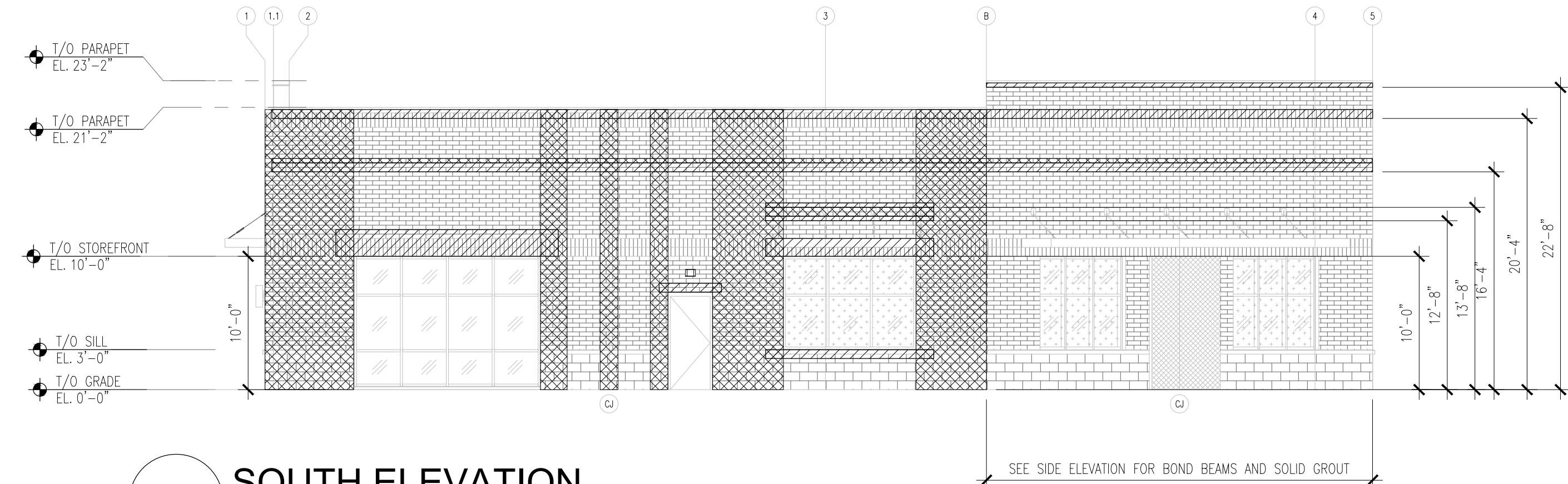
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

LEGEND:

BOND BEAM - REFER TO STRUCTURAL FOR MORE INFORMATION

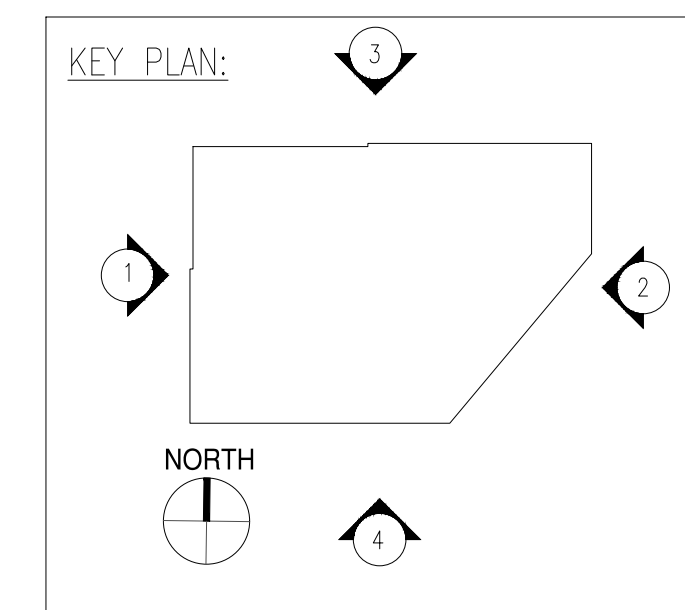
SOLID GROUT - REFER TO STRUCTURAL FOR MORE INFORMATION

NOTE:
GC TO COORDINATE FINAL LOCATION OF THE BOND BEAM WITH STRUCTURAL DRAWINGS.

GC TO INSTALL BLOCK FLASHING ABOVE ALL BOND BEAMS. REFER TO WALL SECTIONS A4.02 AND A4.03

SOLID GROUT ONE CELL EACH SIDE OF THE MASONRY CONTROL JOINT, TYPICAL AT ALL CONTROL JOINTS.

SOLID GROUT EACH SIDE OF THE OPENING. REFER TO STRUCTURAL.



EXP.
11/30/2022

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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226 N Morgan Street
Suite 300
Chicago, IL 60607
312-886-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:



ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com
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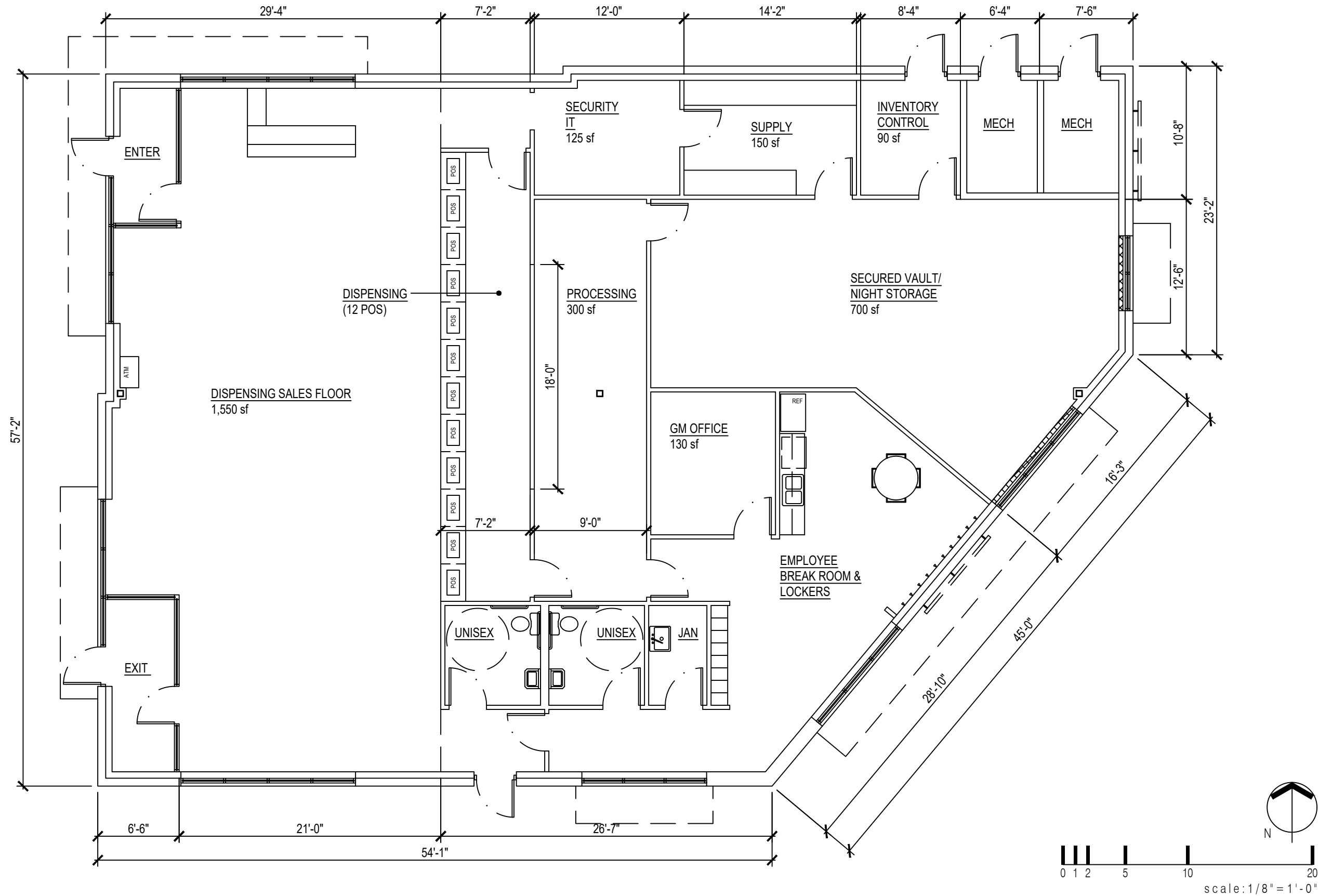
PROJECT # 2014-21
LOT-1 BUILDING
2080 W ORCHARD RD
NORTH AURORA IL 60542

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DATE:	ISSUED FOR:
03/09/22	ISSUED PER FOX METRO
01/03/22	ISSUED FOR PERMIT

EXTERIOR
ELEVATIONS BOND
BEAM LOCATIONS

A3.02



NORTH AURORA, ILLINOIS
2080 WEST ORCHARD ROAD
NORTH AURORA, IL 60542

19 may 2022
FLOOR PLAN



Affidavit of Notice Compliance

Petition No. 22-04

Applicant: Pharmacann, Inc.

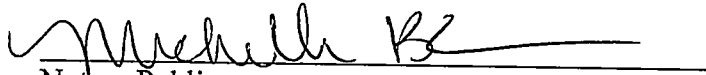
Subject Property: 2080 West Orchard Road

This is to certify that notice of the above-referenced application and public hearing was sent via regular US mail to the property owners identified on the attached map and list on June 17, 2022. Public notice signs were installed on the subject property on June 20, 2022.



Katriina McGuire

Subscribed and Sworn to before me this
1st day of JULY, 2022.



Notary Public

15-06-127-001
CONTINENTAL 366 FUND LLC
W134 N8675 EXECUTIVE PKWY
MENOMONEE FALLS, WI 53051

15-06-126-010
GERRETTE BITETTI
BITETTI REV LIVING TRUST
2418 HOLIDAY ROAD
NEWPORT BEACH, CA 92660

15-06-126-006
PETER GRABOWSKI
LANDWARE LLC
1033 FOREST TRAIL
SUGAR GROVE, IL 60554

15-06-126-002
PETER GRABOWSKI
SPECWARE LLC
1033 FOREST TRAIL
SUGAR GROVE, IL 60554

15-06-126-003
PETER GRABOWSKI
SPECWARE LLC
1033 FOREST TRAIL
SUGAR GROVE, IL 60554

15-06-126-004
PETER GRABOWSKI
SPECWARE LLC
1033 FOREST TRAIL
SUGAR GROVE, IL 60554

15-06-126-012
ORCHARD COMMONS NORTH
AURORA LOT 2 LLC
226 N MORGAN ST, STE 300
CHICAGO, IL 60607

15-06-126-013
ORCHARD COMMONS NORTH
AURORA LOT 2 LLC
226 N MORGAN ST, STE 300
CHICAGO, IL 60607

15-06-155-011
NATIONAL CITY BANK OF THE
MIDWEST NAT'L TAX SEARCH LLC
130 S JEFFERSON ST, STE 300
CHICAGO, IL 60661

15-06-100-011
THOMAS W TANNER
54 WOODLAND DR
YORKVILLE, IL 60560

15-06-155-010
PANNA BT LLC
LAM DUY DAO
303 HEMLOCK LN
OSWEGO, IL 60543

15-06-155-012
AURORA SYNDICATE LLC
PRAVIN PARMAR
2300 BARRINGTON RD, STE 400
HOFFMAN ESTATES, IL 60169

15-06-155-017
BACKUS, DOUGLAS & DEALER
PROPERTIES INC.
18010 VIA BELLAMARE LN
MIROMAR LAKES, FL 33913

15-06-126-011
ORCHARD COMMONS NORTH
AURORA LOT 2 LLC
226 N MORGAN ST, STE 300
CHICAGO, IL 60607